057.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	747,800	/	747,800
USE VALUE:	747,800	/	747,800
ASSESSED:	747,800	/	747,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCELROY RICHARD A ETAL/ TRS
Owner 2:	12 PEIRCE STREET NOMINEE REALT
Owner 3:	TRUST
Street 1:	12 PEIRCE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LEROYER ANN M/ETAL -
Owner 2:	MCELROY RICHARD -
Street 1:	12 PEIRCE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,545 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1870, having primarily Vinyl Exterior and 2355 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5545.000	337,400		410,400	747,800
Total Card	0.127	337,400		410,400	747,800
Total Parcel	0.127	337,400		410,400	747,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 317.60 | /Parcel: 317.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	37953
GIS Ref	
GIS Ref	
Insp Date	07/23/19

!4897!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 057.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	337,500	0	5,545.	410,400	747,900	747,900	Year End Roll	12/18/2019
2019	101	FV	231,300	0	5,545.	410,400	641,700	641,700	Year End Roll	1/3/2019
2018	101	FV	231,300	0	5,545.	275,600	506,900	506,900	Year End Roll	12/20/2017
2017	101	FV	231,300	0	5,545.	263,900	495,200	495,200	Year End Roll	1/3/2017
2016	101	FV	231,300	0	5,545.	240,400	471,700	471,700	Year End	1/4/2016
2015	101	FV	217,700	0	5,545.	193,500	411,200	411,200	Year End Roll	12/11/2014
2014	101	FV	217,700	0	5,545.	173,000	390,700	390,700	Year End Roll	12/16/2013
2013	101	FV	217,700	0	5,545.	164,200	381,900	381,900		12/13/2012

PRINT

Date	Time
12/10/20	19:51:53

LAST REV

Date	Time
12/07/20	15:42:28
mmcmakin	
4897	

USER DEFINED

Prior Id # 1:	37953
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEROYER ANN M/E	76194-497	1	11/17/2020	Convenience	99	No	No		
RAYBON ROBERT J	25666-18		9/19/1995		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2018	597	Addition	253,695					23x24 1stry rear a
7/10/2014	802	Alterati	2,341					
1/29/2013	138	Manual	2,843	C				
6/2/2009	427	Manual	1,708					
5/19/2006	393	Re-Roof	7,800	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2019	Meas/Inspect	DGM	D Mann
7/23/2019	Permit Visit	DGM	D Mann
9/24/2018	Meas/Inspect	BS	Barbara S
7/22/2014	Info Fm Prmt	PC	PHIL C
5/21/2013	Info Fm Prmt	EMK	Ellen K
2/7/2009	Meas/Inspect	197	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Meas/Inspect	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5545		Sq. Ft.	Site		0	70.	1.06	11									410,445						410,400	

Total AC/HA: 0.12730 | Total SF/SM: 5545 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 410,445 | Spl Credit | Total: 410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1870	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	2 - Softwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12727273
Const Adj.:	0.98010004
Adj $ / SQ:	143.629
Other Features:	82500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	458384
Depreciation:	121013
Depreciated Total:	337371

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

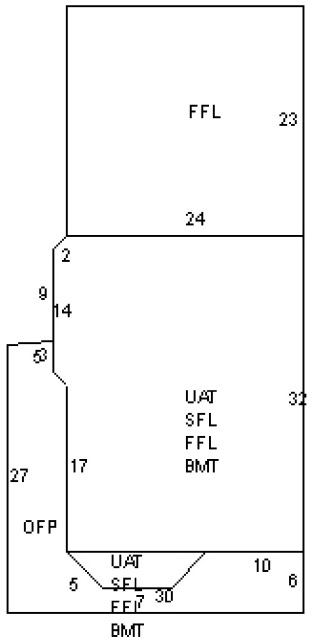
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.63
Special Features:	0	Val/Su Net:	96.54
Final Total:	337400	Val/Su SzAd	153.36

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,376	143.630	197,634
BMT	Basement	824	43.090	35,505
SFL	Second Floor	824	143.630	118,350
OFP	Open Porch	265	22.270	5,903
UAT	Upper Attic	206	89.770	18,492

Net Sketched Area:	3,495		Total:		375,884
Size Ad	2200	Gross Are	4113	FinArea	2355

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	75		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

057.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	1990	0.00	T	23.2	101						
2	Frame Shed	D	Y	1	8X16	A	AV	1990	0.00	T	23.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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IMAGE

AssessPro Patriot Properties, Inc